

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4007 Engleton Drive, Fort Wayne, Indiana 46804. (Roehm Marine, Inc.)

WHEREAS, Petitioner has duly filed its petition dated February 18, 1993 to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein.

said property more commonly known as 4007 Engleton Drive, Fort Wayne, Indiana 46804; and

WHEREAS, said project will create 6 permanent jobs for a total additional annual payroll of \$87,360.00, with the average new annual job salary being \$14,560.00; and

WHEREAS, the total estimated project cost is \$123,800.00; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for one (1) year(s) thereafter. Said designation shall terminate at the end of that one (1) year period.

1 **SECTION 2.** That, upon adoption of the Resolution:

- 2 (a) Said Resolution shall be filed with the Allen
3 County Assessor;
- 4 (b) Said Resolution shall be referred to the Committee
5 on Finance and shall also be referred to the
6 Department of Economic Development requesting a
7 recommendation from said department concerning the
8 advisability of designating the above designated
9 area an "Economic Revitalization Area";
- 10 (c) Common Council shall publish notice in accordance
11 with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the
12 adoption and substance of this resolution and
13 setting this designation as an "Economic
14 Revitalization Area" for public hearing;
- 15 (d) If this Resolution involves an area that has
16 already been designated an allocation area under
17 I.C. 36-7-14-39, then the Resolution shall be
18 referred to the Fort Wayne Redevelopment Commission
19 and said designation as an "Economic Revitalization
20 Area" shall not be finally approved unless said
21 Commission adopts a Resolution approving the
22 petition.

23 **SECTION 3.** That, said designation of the hereinabove
24 described property as an "Economic Revitalization Area" shall
25 apply to a deduction of the assessed value of personal
26 property for new manufacturing equipment.

27 **SECTION 4.** That, the estimate of the number of
28 individuals that will be employed or whose employment will be
29 retained and the estimate of the annual salaries of those
30 individuals and the estimate of the value of new manufacturing
31 equipment, all contained in Petitioner's Statement of
32 Benefits, are reasonable and are benefits that can be

1 reasonably expected to result from the proposed described
2 installation of new manufacturing equipment.

3 **SECTION 5.** That, the current year approximate tax rates
4 for taxing units within the City would be:

5 (a) If the proposed new manufacturing equipment is not
6 installed, the approximate current year tax rates
7 for this site would be \$8.8353/\$100.

8 (b) If the proposed new manufacturing equipment is
9 installed and no deduction is granted, the
10 approximate current year tax rate for the site
11 would be \$8.8353/\$100 (the change would be
12 negligible).

13 (c) If the proposed new manufacturing equipment is
14 installed and a deduction percentage of eighty
15 percent (80%) is assumed, the approximate current
16 year tax rate for the site would be \$8.8353/\$100
17 (the change would be negligible).

18 **SECTION 6.** That, this Resolution shall be subject to
19 being confirmed, modified and confirmed, or rescinded after
20 public hearing and receipt by Common Council of the above
21 described recommendations and resolution, if applicable.

22 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is
23 hereby determined that the deduction from the assessed value
24 of the new manufacturing equipment shall be for a period of
25 five (5) year(s).

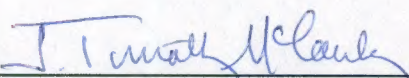
26 **SECTION 8.** That, the benefits described in the
27 Petitioner's Statement of Benefits can be reasonably expected
28 to result from the project and are sufficient to justify the
29 applicable deductions.
30
31
32

SECTION 9. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Member of Council

APPROVED AS TO FORM AND LEGALITY



J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by _____ title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Schmidt, seconded by _____, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	8			1
BRADBURY				✓
EDMONDS	✓			
GiaQUINTA	✓			
HENRY	✓			
LONG	✓			
LUNSEY	✓			
RAVINE	✓			
SCHMIDT	✓			
TALARICO	✓			

DATED: 4-13-93

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. P-14-93
on the 13th day of April, 1993

ATTEST:

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

(SEAL)
Mark C. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day of April, 1993, at the hour of 10:30 o'clock PM, M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 19th day of April, 1993, at the hour of 10:30 o'clock PM M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

"EXHIBIT A"

LEGAL DESCRIPTION of PROPERTY

Lot Numbered 10, except the South 250 feet in Engle Ridge North, an Addition of the City of Fort Wayne, according to the plat thereof, recorded in Plat Record 44, pages 12-16, in the Office of the Recorder of Allen County, Indiana.



STATEMENT OF BENEFITS

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

FORM
SB - 1

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property in which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation or prior to installation of the new manufacturing equipment. BEFORE a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 15 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1

TAXPAYER INFORMATION

Name of taxpayer

Roehm Marine Inc.

Address of taxpayer (street and number, city, state and ZIP code)

4007 Engleton Dr. ft. Wayne, IN 46804

Name of contact person

Rob Roehm

Telephone number

(219) 436-1301

SECTION 2

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body

Roehm Marine Inc.

Resolution number

Location of property

4007 Engleton Drive

County

Allen

Taxing district

Wayne

Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary)

CNC Router (Brand: Accu-router)

Estimated starting date

April 1993

Estimated completion date

April 1993

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number

32

Salaries

\$617,709.39

Number retained

32

Salaries

\$617,710.00

Number additional

6

Salaries 87,560.00

\$717,550.00

SECTION 4

ESTIMATE OF TOTAL COST AND VALUE OF PROPOSED PROJECT

	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values				
Plus estimated values of proposed project			\$ 123,800	\$41,266.67
Less values of any property being replaced				
Net estimated values upon completion of project			\$ 123,800	\$41,266.67

SECTION 5

OTHER BENEFITS PROMISED BY THE TAXPAYER

SECTION 6

TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative

Title

Date signed (month, day, year)

VP/GM

2/18/93

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
 2. Installation of new manufacturing equipment; ☐ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ _____ cost with an assessed value of \$ _____.
- E. Other limitations or conditions (specify) _____.
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:
- ☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)	Telephone number	Date signed (month, day, year)
<i>Don J. Schmidt</i> Council Member	(219) 427-1208	4-13-93
Attested by:	Designated body	
<i>Robert E. Kennedy</i> City Clerk	Common Council	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENTS

For Deductions Allowed Over A Period Of:

Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF DESIGNATION:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvement & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Rob Roehm

Address of Applicant's Principal Place of Business:

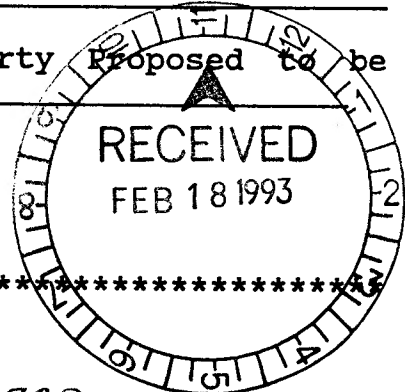
Roehm Marine Inc.
4007 Engleton Dr.
Ft. Wayne, IN 46804

Phone Number of Applicant: (219) 436-1301

Street Address of Property Proposed to be Designated:

4007 Engleton Dr.
Ft. Wayne, IN 46804

Real Estate Key Number for the Property Proposed to be Designated: 94-4582-0020



Staff to Complete:

SIC Code of Principal User of Property: 3732

YES NO

X

 X

 X

X

X

X

X

X

X

X

Woodworking- /Router and secondary operations

~~D.~~

REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

What is the condition of the structure(s) listed above? _____

Current assessed value of Real Estate:

Land _____
Improvements _____
Total _____

What was the amount of Total Property Taxes owed during the immediate past year? \$ _____ for year 19 ____.

Give a brief description of the proposed improvements to be made to the real estate.

What is the anticipated first year tax savings attributable to this designation? \$ _____

Explain how your company plans to use these tax savings.

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property: \$ 128,020.00

What was the amount of Personal Property Taxes owed during the immediate past year? \$ 4815.06 for year 1992 ____.

Give a brief description of new manufacturing equipment to be installed at the project site.

CNC Router Table: This machine will cut and drill on a single station saving time and increasing efficiency by many times. This machine cuts parts out of 4X8 sheets of plywood, plastics, and more.

Cost of new manufacturing equipment: \$ 123,800.00 Est.

Development Time Frame:

When will installation begin of new manufacturing equipment?
April 1993

When is installation expected to be completed? April 1993

Explain how your company plans to use these tax savings.

This new machine will allow for new diversification of business which will require new sources of cash flow. These monies will also allow for more budget for sales force to pursue these new avenues.

What is the anticipated first year tax savings attributable to the new manufacturing equipment? \$ 2445.00

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 32

How many permanent jobs will be created as a result of this project? 4-6

Anticipated time frame for reaching employment level stated above Two Years

Current annual payroll: \$ 617,709.39

What is the nature of the jobs to be created?

Sales, Woodshop, Sewing, Upholstery

Please provide the annual salary range for the jobs being created:

Minimum \$5.25 Median \$ 7.00 Maximum \$ 11.65

Please check if these newly-created jobs provide any of the listed benefits:

_____	Pension Plan
_____	Tuition Reimbursement
<u> X </u>	Major Medical Plan
_____	Life Insurance
_____	Disability Insurance

List any benefits not mentioned above:

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

_____	JobWorks
_____	Benito Juarez Center
_____	Township of Wayne
<u> X </u>	Catholic Charities Ft Wayne-South Bend Diocese
_____	Community Action of Northeast Indiana, Inc.
_____	State of Indiana, Department of Public Welfare
_____	Fort Wayne Rescue Mission
_____	Lutheran Social Services, Inc.
_____	Fort Wayne Urban League, Inc.
_____	Fort Wayne Women's Bureau
_____	State of Indiana, Employment Security Division
_____	State of Indiana, Vocational Rehabilitation Services
_____	Anthony Wayne Services
_____	Indiana Department of Commerce
_____	Indiana Institute of Technology
_____	Indiana Purdue University at Fort Wayne
_____	Ivy Tech

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property" or is an area "where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues"?

Using the current hand router tables has actually cost
this company one major account in the last year. Also
new product developed will require much greater accuracy
for prolonged sales.

In what Township is the project site located? Wayne

In what Taxing District is the project site located? Wayne

G. CONTACT PERSON

Name and address of contact person for further information if required:

Rob Roehm 4007 Engleton Dr. Ft.Wayne, IN 46804

Phone number of contact person: (219) 436-1301

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.



Signature of Applicant

2/18/93

Date

EXHIBITS

The following exhibits must be attached to the application for it to be considered complete.

1. Legal description of property.
2. Check for application fee (see table below) to be made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 7 60
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated)

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of 1 year.
3. The period of deduction should be limited to 5 years.

Comments

DIRECTOR:

Elizabeth New

STAFF:

Karen Lee



MEMORANDUM

TO: Common Council Members

FROM: Karen A. Lee *K. A. Lee*
Business Development Specialist

DATE: March 26, 1993

SUBJECT: Personal Property Tax Abatement Application dated February 18, 1993 for Roehm Marine, Inc.
Address: 4007 Engleton Drive, Fort Wayne, Indiana 46804.

Q-93-04-06

Background

Description of Product or Service Provided by Company: Roehm Marine, Inc. began in 1954 as a retailer of boats, motors, trailers and accessories. In 1979 they produced their first fold down bass seat. Four new seats were designed and put into their line in 1980. There have been several expansions since their beginning in 1954, but the company's commitment remains the same: quality products at competitive prices, 100% customer satisfaction, and employees who are committed to the success of the company.

Description of Project: Roehm Marine, Inc. plans to purchase a CNC Router Table. This machine will cut and drill on a single station saving time and increasing efficiency. The machine also cuts parts out of 4x8 sheets of plywood and plastics.

Average Annual Wage:	\$14,560.00	Total Project Cost:	\$123,800.00
Number of Full Time Jobs to be Created:	6	Councilmanic District:	3rd
Number of Part Time Jobs to be Created:	0	Existing Zoning of Site:	M-2

Project is Located Within a:

Designated Downtown Area:	Yes__ No_x_	Redevelopment Area:	Yes__ No_x_
Urban Enterprise Area:	Yes__ No_x_	Platted Industrial Park:	Yes_x_ No__

Effect of Passage of Tax Abatement

Will allow for the creation of 6 new jobs.

Effect of Non-Passage of Tax Abatement

Opposite of above.

Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Roehm Marine, Inc. is requesting a tax abatement in order to purchase a CNC Router Table. This machine will cut and drill on a single station saving time and increasing efficiency. The machine also cuts parts out of 4x8 sheets of plywood and plastics.

EFFECT OF PASSAGE Will allow for the creation of 6 new positions.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt

BILL NO. R-93-04-06

REPORT OF THE COMMITTEE ON
FINANCE

ARCHIE L. LUNSEY & DONALD J. SCHMIDT - CO-CHAIRPERSONS
HENRY, EDMONDS, LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (ORDINANCE) (~~RESOLUTION~~) designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for property
commonly known as 4007 Engleton Drive, Fort Wayne, Indiana 46804
(Roehm Marine, Inc.)

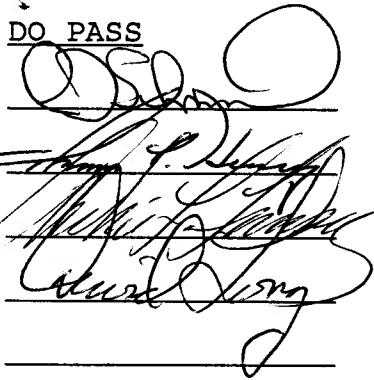
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC



DATED: 4-13-93

Sandra E. Kennedy
City Clerk